



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF AVON LAKE, LORAIN COUNTY, OHIO	A portion of parcels A, C, D, E, J, I, E-2, R-4, R-10, R-11, Legacy Pointe Condominium No. 6 Phase 5, as shown on the Plat Map, recorded as File No. 2012-0407626, in the Office of the Recorder, Lorain County, Ohio  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 390602	
AFFECTED MAP PANEL	NUMBER: 39093C0132D	
	DATE: 8/19/2008	
FLOODING SOURCE: HEIDER DITCH TRIBUTARY NO. 1		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.483, -82.009 SOURCE OF LAT & LONG: ARCGIS 10.1 DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Legacy Pointe Condo No. 6 Phase 5	Heron Bay	Portion of Property	X (shaded)	624.9 feet	--	625.1 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION  
PORTIONS REMAIN IN THE SFHA  
REVISED BY LETTER OF MAP REVISION

STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the center of a 90 foot radius circle at the Southerly end of the English Turn right-of-way, as shown by said Legacy Pointe Subdivision No. 5; thence S44°46'55"W, 90.00 feet to the POINT OF BEGINNING; thence S15°13'05"E, 101.64 feet; thence S04°46'55"W, 112.73 feet; thence S20°16'55"W, 105.97 feet; thence S02°16'55"W, 102.48 feet; thence S20°43'05"E, 107.07 feet; thence S04°13'05"E, 137.46 feet; thence S02°46'55"W, 170.14 feet; thence S02°13'05"E, 152.65 feet; thence S32°46'55"W, 32.30 feet; thence S02°46'55"W, 30.00 feet; thence S27°13'05"E, 32.30 feet; thence S07°46'55"W, 118.30 feet; thence S01°43'05"E, 87.08 feet; thence S11°13'05"E, 101.23 feet; thence S18°46'55"W, 62.76 feet; thence S03°13'05"E, 96.88 feet; thence S30°13'05"E, 96.88 feet; thence S52°13'05"E, 55.34 feet; thence S72°13'05"E, 102.02 feet; thence S00°33'55"W, 114.56 feet; thence N78°13'05"W, 181.11 feet; thence N33°13'05"W, 250.00 feet; thence N01°46'55"E, 575.00 feet; thence N05°13'05"W, 101.64 feet; thence N17°46'55"E, 62.04 feet; thence N03°16'55"E, 150.00 feet; thence N13°13'05"W, 75.00 feet; thence N50°13'05"W, 40.94 feet; thence N00°13'05"W, 236.96 feet; thence N09°46'55"E, 44.71 feet; thence N15°13'05"W, 30.00 feet; thence N00°13'05"W, 109.40 feet; thence N44°46'55"E, 185.00 feet to the POINT OF BEGINNING.

#### PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

#### REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 2/27/2009. The 2/27/2009 LOMR has been used in making the determination/comment for the subject property.

#### STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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